

Step 1, Workload

NAME OF FACILITY BEING STUDIED: Walla Walla

Alternate # 1					Contract inpatient except for inpatient psychiatry programs. No capacity within service area for mental health. Would need to transfer to other VAMC's in VISN.			
Workload or Space Category	2001 ADC for IP	Baseline workload from Millman for beds & stops	2012 Projected Wkld (beds, stops)	2022 Projected Wkld (beds, stops)	% to be transferred	Year to begin transfer	Receiving Facility Name	Receiving Facility % contracted out
Inpatient Medicine	6	8	13	10	100	2005	Contracts	100
Inpatient Surgery	0	1	-	-	N/A			
Inpatient Psych Acute	2.4	2	2	2	0	2006	Contracts	
Inpatient Sub Abuse	3.4	3	3	2	0	2006	Contracts	
Inpatient Dom		-	-	-				
Inpatient NHCUC	20	84	84	84	100	2005	Contracts	100
Inpatient PR RTP	19	19	19	19	0	2006	Contracts	
Inpatient SCI		-	-	-				
Inpatient BRC		-	-	-				
Outpatient Primary Care		36,313	33,701	28,041	0			
Outpatient Specialty Care		15,102	47,961	42,392	0			
Outpatient Mental Health		13,496	21,069	16,404	0			
Ancillary & Diagnostics		31,252	63,614	59,013	0			
Research SPACE	N/A		N/A	N/A				
Admin SPACE	N/A		N/A	N/A				
Other SPACE	N/A		N/A	N/A				
*Psych data calculated to separate workload appropriately								
Alternate # 2					Contract or refer all inpatient services. No inpatient mental health programs in Walla Walla; 18 beds each in Yakima and TriCities. They do not treat dual diagnoses. Stated they could not accept our patients. Refer psych & acute detox to VISN facilities.			
Workload or Space Category	Baseline Wkld	Baseline workload from Millman for beds & stops	2012 projected Wkld	2022 Projected Wkld	% to be transferred	Year to begin transfer	Receiving Facility Name	Receiving Facility % contracted out
Inpatient Medicine	6	8	13	10	100	2005	Contracts	100
Inpatient Surgery	0	1	-	-	N/A			
Inpatient Psych Acute	2.4	2	2	2	100	2006	Spokane	50
Inpatient Sub Abuse	3.4	3	3	2	100	2006	Spokane	50
Inpatient Dom		-	-	-				
Inpatient NHCUC	20	84	84	84	100	2005	Lease space - VA staff	100
Inpatient PR RTP	19	19	19	19	100	2006	Lease housing in community	100
Inpatient SCI		-	-	-				
Inpatient BRC		-	-	-				
Outpatient Primary Care		36,313	33,701	28,041	0			
Outpatient Specialty Care		15,102	47,961	42,392	0			
Outpatient Mental Health		13,496	21,069	16,404	0			
Ancillary & Diagnostics		31,252	63,614	59,013	0			
Research SPACE	N/A		N/A	N/A				
Admin SPACE	N/A		N/A	N/A				
Other SPACE	N/A		N/A	N/A				
*Psych data calculated to separate workload appropriately								

Alternate # 1	Receiving Facility Name: N/A
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Alternate # 2	Receiving Facility # 2 Spokane				
Vacant Space in 2022 =		EU out space in 2022 =		Outleased space in 2022 =	
Workload or Space Category	Additional SF Needed	New Construction SF	Conversion of Vacant SF	Lease SF	Contract remaining workload to match space added? Y/N
Inpatient Medicine					
Inpatient Surgery					
Inpatient Psych					
Inpatient Dom					
Inpatient NHCU					
Inpatient PR RTP					
Inpatient SCI					
Inpatient BRC					
Outpatient Primary Care					
Outpatient Specialty Care					
Outpatient Mental Health					
Ancillary & Diagnostics					
Research SPACE					
Admin SPACE					
Other SPACE					
<div></div> = VSSC completed <div></div> = VISN completed					

Alternate # 2	Receiving Facility # 1 Walla Walla moving to community for PR RTP and NHCU				
Vacant Space in 2022 =		EU out space in 2022 =		Outleased space in 2022 =	
Workload or Space Category	Additional SF Needed	New Construction SF	Conversion of Vacant SF	Lease SF	Contract remaining workload to match space added? Y/N
Inpatient Medicine					
Inpatient Surgery					
Inpatient Psych					
Inpatient Dom					
Inpatient NHCU	16136			16136	
Inpatient PR RTP	*13314			13314	
Inpatient SCI					
Inpatient BRC					
Outpatient Primary Care					
Outpatient Specialty Care					
Outpatient Mental Health					
Ancillary & Diagnostics					
Research SPACE					
Admin SPACE					
Other SPACE					
<u>*33285 X.40%=13314</u>					

Step 3, Vacant Space


Alternate # 1						
Name of Facility Being Studied: Walla Walla						
	Vacant SF	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	24,917	180,975	0	0	740	24917
Newly vacated	0	180975			0	25657
NHCU already moved to vacant in original IBM input						
				= VSSC completed		
				= VISN completed		

Alternate # 2						
Name of Facility Being Studied: Walla Walla						
	Vacant SF	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	24,917	180,975	0	0	740	24917
Newly vacated	52513	180975			0	25657
				= VSSC completed		
				= VISN completed		

Step 4, Access

Alternate # 1	Name of Facility Being Studied: WALLA WALLA inpatient psych on campus							
CARES Category (Dom, Specialty Care or NHCU)	County Name	FY 2012 Workload (BDOC) (CS)	Travel time from County to Facility being studied	Workload to be transferred	Travel Time from County	Workload to be transferred to Facility B	Travel Time from County to Facility B	New weighted Travel Time (calculated)
				Contract				
Dom								
NHCU	YAKIMA	6,494		6,494	0			
NHCU	UMATILLA	5,105		5,105	0			
NHCU	BENTON	3,753		3,753	0			
NHCU	WALLA WALLA	3,596		3,596	0			
Specialty	YAKIMA	11,190		0				
Specialty	BENTON	8,751		0				
Specialty	UMATILLA	6,039		0				
Specialty	WALLA WALLA	5,128		0				


Type	Current Access %	New Access %
Primary Care	56%	56
Acute Care	64%	86.4

 = VSSC completed

 = VISN completed

Alternate # 2	Name of Facility Being Studied: WALLA WALLA Contract Inpatient							
CARES Category (Dom, Specialty Care or NHCU)	County Name	FY 2012 Workload (BDOC)	Travel time from County to Facility being studied	Workload to be transferred to Spokane	Travel Time from County to Spokane	Workload to be transferred to Facility B	Travel Time from County to Facility B	New weighted Travel Time (calculated)
Dom								
NHCU	YAKIMA	6,494	6,494	0				
NHCU	UMATILLA	5,105	5,105	0				
NHCU	BENTON	3,753	3,753	0				
NHCU	WALLA WALLA	3,596	3,596	0				
Specialty	YAKIMA	11,190						
Specialty	BENTON	8,751						
Specialty	UMATILLA	6,039						
Specialty	WALLA WALLA	5,128						

Type	Current Access %	New Access %
Primary Care	55.6	55.6
Acute Care	63.72	86.4

 = VSSC completed

 = VISN completed

Step 4, Infrastructure

2001 Baseline Data	Name of Facility Being Studied: Walla Walla							
Facility Name	Campus Acreage	Original Bed Capacity (Beds)	Number of Vacant Bldgs	Number of Occupied Bldgs	Vacant Space (SF)	Average Condition Score	Annual Capital Costs *	Valuation of Campus (AEW)
Walla Walla	84	66	6	22	2020	2.6	1,859,685	45,000,000.00

Current level Quarters

Step 5, Status Quo

Status Quo
Facility Being Reviewed:

Walla Walla

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

Walla Walla

Recurring Costs

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Inpatient Op Cost	14,499,993	14,488,744	14,452,722	14,415,392	14,346,661	14,262,173	14,167,427	14,069,395	13,928,582	13,790,176	13,656,845
Outpatient Op Cost	17,635,182	17,790,393	17,878,135	17,926,053	17,917,431	17,866,263	17,772,715	17,656,327	17,474,424	17,278,409	17,075,477
Non Clinical Categories	1,956,528	1,954,666	1,952,807	1,950,948	1,949,093	1,947,238	1,945,385	1,943,535	1,941,685	1,939,837	1,937,992
Vacant Space Op Cost	25,242	25,218	25,194	25,170	25,146	25,122	25,099	25,075	25,051	25,027	25,003

Non-Recurring Costs

Estimated Capital Costs	1,859,685	1,827,835	1,796,531	1,765,763	1,735,521	1,705,798	1,676,583	1,647,869	1,619,647	1,591,908	1,564,644
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Spokane

Recurring Costs

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Inpatient Op Cost	31,302,561	31,514,153	31,653,476	31,751,983	31,786,099	31,743,631	31,619,991	31,470,861	31,126,538	30,776,605	30,453,259
Outpatient Op Cost	33,924,379	34,627,557	35,184,963	35,644,943	35,989,112	36,196,543	36,299,743	36,329,663	36,214,953	36,058,344	35,861,762
Non Clinical Categories	1,238,122	1,236,944	1,235,767	1,234,591	1,233,416	1,232,242	1,231,070	1,229,899	1,228,729	1,227,560	1,226,392
Vacant Space Op Cost	65,673	65,611	65,549	65,486	65,424	65,362	65,299	65,237	65,175	65,113	65,051

Non-Recurring Costs

Estimated Capital Costs	3,276,055	3,219,947	3,164,801	3,110,599	3,057,325	3,004,964	2,953,499	2,902,916	2,853,199	2,804,333	2,756,305
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Step 5, Status Quo

Status Quo
Facility Being Reviewed:

2015 2016 2017 2018 2019 2020 2021 2022

Walla Walla

Recurring Costs								
	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	13,529,873	13,426,009	13,342,335	13,260,392	13,179,797	13,094,891	13,003,648	12,924,296
Outpatient Op Cost	16,878,601	16,688,167	16,521,943	16,355,012	16,174,203	15,985,300	15,779,421	15,576,234
Non Clinical Categories	1,936,148	1,934,306	1,932,465	1,930,627	1,928,789	1,926,954	1,925,121	1,923,289
Vacant Space Op Cost	24,979	24,956	24,932	24,908	24,884	24,861	24,837	24,813

Non-Recurring Costs								
Estimated Capital Costs	1,537,847	1,511,509	1,485,622	1,460,179	1,435,171	1,410,591	1,386,433	1,362,688

Spokane

Recurring Costs								
	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	30,152,086	29,882,010	29,700,208	29,496,193	29,302,475	29,097,216	28,873,098	28,648,671
Outpatient Op Cost	35,635,993	35,387,975	35,196,927	34,964,871	34,708,872	34,416,928	34,079,664	33,737,627
Non Clinical Categories	1,225,225	1,224,059	1,222,895	1,221,731	1,220,568	1,219,407	1,218,247	1,217,088
Vacant Space Op Cost	64,989	64,928	64,866	64,804	64,742	64,681	64,619	64,558

Non-Recurring Costs								
Estimated Capital Costs	2,709,099	2,662,701	2,617,098	2,572,277	2,528,222	2,484,923	2,442,364	2,400,535

Market Plan

Facility Being Reviewed:

Walla Walla

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Recurring Costs														
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Inpatient Op Cost	16,319,836	15,731,775	15,677,906	15,816,406	17,134,724	16,984,913	16,830,041	16,671,536	16,435,275	16,203,478	15,981,538	15,771,364	15,599,827	15,461,236
Outpatient Op Cost	18,258,386	18,390,744	18,462,391	18,344,432	18,023,856	17,961,437	17,858,739	17,735,003	17,550,576	17,353,449	17,149,864	17,014,770	16,834,469	16,676,634
Non Clinical Op Cost	1,956,528	1,954,666	1,952,807	1,950,948	1,949,093	1,947,238	1,945,385	1,943,535	1,941,685	1,939,837	1,937,992	1,936,148	1,934,306	1,932,465
Vacant Space Op Cost	113,108	200,860	196,547	205,565	345,798	339,280	334,322	329,648	399,582	325,676	325,048	333,479	335,269	336,206
Savings/Cost/Profit	432,415	419,249	406,484	394,108	382,108	370,474	359,194	348,258	337,654	327,374	317,406	307,742	298,372	289,288

contract adjustment for specialty care 460

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Non Recurring Costs

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
New Construction	3,634,243	0	881,906	3,351,634	0	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	942,855	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	193,321	0	0	0	0	0	165,163	0	0	105,682	0	532,327	0	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Spokane**Recurring Costs**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Inpatient Op Cost	31,043,128	31,250,119	31,387,715	31,593,447	31,817,515	31,977,478	31,672,944	31,439,101	30,872,138	30,527,364	30,210,045	29,914,885	29,648,958	29,469,339
Outpatient Op Cost	36,632,183	36,217,114	35,958,323	36,401,606	38,026,169	37,970,384	38,025,224	38,013,124	37,783,916	37,526,189	37,215,016	36,898,018	36,565,709	36,319,933
Non Clinical Op Cost	1,238,122	1,236,944	1,235,767	1,234,591	1,233,416	1,232,242	1,231,071	1,229,899	1,228,729	1,227,560	1,226,392	1,225,225	1,224,059	1,222,895
Vacant Space Op Cost	42,310	40,944	39,738	38,761	38,097	37,444	36,803	36,173	35,606	35,462	35,260	35,038	34,758	35,248
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Non Recurring Costs

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
New Construction	1,318,645	2,493,375	0	0	3,281,610	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	0	0	1,101,216	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Market Plan

Facility Being Reviewed:

Walla Walla

	2018	2019	2020	2021	2022
Recurring Costs					
	2018	2019	2020	2021	2022
Inpatient Op Cost	15,328,458	15,196,433	15,059,018	14,910,945	14,779,937
Outpatient Op Cost	16,518,363	16,348,454	16,170,961	15,978,831	15,788,929
Non Clinical Op Cost	1,930,627	1,928,789	1,926,954	1,925,121	1,923,289
Vacant Space Op Cost	337,002	338,299	338,590	340,551	128,933
Savings/Cost/Profit	280,480	271,940	263,660	255,632	247,849

301,894,646

328,420,288

36,857,413

5,603,763

6,309,687

679,085,797

Recurring Savings					
Savings/Cost/Profit	0	0	0	0	0

Non Recurring Costs					
	2018	2019	2020	2021	2022
New Construction	0	0	0	0	0
Renovate	0	0	0	0	0
Leases	0	0	0	0	0
Vacant Space Demolition	0	0	13,473	0	518,385

7,867,783

0

942,855

1,528,351

10,338,989

Non Recurring Revenue					
Savings/Cost/Profit	0	0	0	0	0

Spokane

Recurring Costs					
	2018	2019	2020	2021	2022
Inpatient Op Cost	29,270,331	29,079,762	28,876,670	28,655,691	28,435,373
Outpatient Op Cost	35,983,248	35,650,952	35,266,363	34,867,097	34,417,442
Non Clinical Op Cost	1,221,731	1,220,568	1,219,407	1,218,247	1,217,088
Vacant Space Op Cost	36,031	36,514	36,981	37,547	38,138
Savings/Cost/Profit	0	0	0	0	0

577,142,003

695,738,010

23,323,953

706,853

0

1,296,910,819

Recurring Savings					
Savings/Cost/Profit	0	0	0	0	0

Non Recurring Costs					
	2018	2019	2020	2021	2022
New Construction	0	0	0	0	0
Renovate	0	0	0	0	0
Leases	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0

7,093,630

0

1,101,216

0

8,194,846

Non Recurring Revenue					
Savings/Cost/Profit	0	0	0	0	0

Step 5, 100% contract

100% contract
Facility Being Reviewed:
Walla Walla

2004 2005 2006 2007 2008 2009 2010 2011 2012 2013

Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Inpatient Op Cost	16,333,667	15,877,536	15,829,804	15,774,381	15,666,880	15,535,218	15,381,558	15,224,598	14,989,714	14,759,292
Outpatient Op Cost	18,268,374	18,456,254	18,147,472	18,183,439	17,977,566	17,922,264	17,829,085	17,715,977	17,540,379	17,284,923
Non Clinical Op Cost	1,956,528	1,954,666	1,952,807	1,950,948	1,949,093	1,947,238	1,945,385	1,943,535	1,941,685	1,939,837
Vacant Space Op Cost	278,847	285,885	280,116	274,789	352,362	346,793	341,694	336,906	406,717	332,689
Savings/Cost/Profit	564,020	546,847	1,294,838	1,255,414	1,217,190	1,180,130	1,144,198	1,109,361	1,075,584	1,042,835

Recurring Savings										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Non Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
New Construction	0	1,256,182	0	3,351,634	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0
Leases	353,571	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	193,321	0	0	0	0	0	165,163	0	0	105,682

Non Recurring Revenue										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Spokane

Step 5, 100% contract

Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Inpatient Op Cost	31,043,128	31,250,119	31,387,715	31,593,447	31,817,515	31,977,478	31,672,944	31,439,101	30,872,138	30,527,364
Outpatient Op Cost	36,632,183	36,217,114	35,958,323	36,401,606	38,026,169	37,970,384	38,025,224	38,013,124	37,783,916	37,526,189
Non Clinical Op Cost	1,238,122	1,236,944	1,235,767	1,234,591	1,233,416	1,232,242	1,231,071	1,229,899	1,228,729	1,227,560
Vacant Space Op Cost	42,310	40,944	39,738	38,761	38,097	37,444	36,803	36,173	35,606	35,462
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Recurring Savings										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Non Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
New Construction	1,318,645	2,493,375	0	0	3,281,610	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0
Leases	0	0	1,101,216	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Step 5, 100% contract

2014	2015	2016	2017	2018	2019	2020	2021	2022	
2014	2015	2016	2017	2018	2019	2020	2021	2022	
14,538,728	14,328,277	14,159,924	14,022,538	13,890,965	13,760,636	13,624,259	13,477,879	13,347,906	280,523,760
17,092,614	16,866,301	16,687,453	16,497,397	16,340,562	16,138,486	15,945,638	15,738,164	15,516,184	326,148,532
1,937,992	1,936,148	1,934,306	1,932,465	1,930,627	1,928,789	1,926,954	1,925,121	1,923,289	36,857,413
331,940	333,245	331,389	328,884	326,329	323,753	320,201	318,002	118,450	5,968,991
1,011,084	980,299	950,452	921,513	893,456	866,252	839,877	814,306	789,512	18,497,168
									667,995,864
0	0	0	0	0	0	0	0	0	0
									667,995,864
2014	2015	2016	2017	2018	2019	2020	2021	2022	
0	0	0	0	0	0	0	0	0	4607816
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	353571
0	532,327	0	0	0	0	13,473	0	495,085	1505051
									6466438
0	0	0	0	0	0	0	0	0	0
									6466438

Step 5, 100% contract

2014	2015	2016	2017	2018	2019	2020	2021	2022	
30,210,045	29,914,885	29,648,958	29,469,339	29,270,331	29,079,762	28,876,670	28,655,691	28,435,373	577,142,003
37,215,016	36,898,018	36,565,709	36,319,933	35,983,248	35,650,952	35,266,363	34,867,097	34,417,442	695,738,010
1,226,392	1,225,225	1,224,059	1,222,895	1,221,731	1,220,568	1,219,407	1,218,247	1,217,088	23,323,953
35,260	35,038	34,758	35,248	36,031	36,514	36,981	37,547	38,138	706,853
0	0	0	0	0	0	0	0	0	0
									1,296,910,819
0	0	0	0	0	0	0	0	0	0
									1,296,910,819
2014	2015	2016	2017	2018	2019	2020	2021	2022	
0	0	0	0	0	0	0	0	0	7093630
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	1101216
0	0	0	0	0	0	0	0	0	0
									8194846
0	0	0	0	0	0	0	0	0	0
									8194846

Alternative #1

Facility Being Reviewed:

Walla Walla

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Recurring Costs													
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Inpatient Op Cost	19,009,821	17,870,777	17,729,901	17,667,462	17,553,043	17,414,556	17,254,165	17,090,562	16,849,126	16,711,299	16,484,261	16,267,426	16,092,771
Outpatient Op Cost	18,268,374	18,456,254	18,147,472	18,183,439	17,977,566	17,922,264	17,829,085	17,715,977	17,540,379	17,284,923	17,092,614	16,866,301	16,687,453
Non Clinical Op Cost	1,956,528	1,954,666	1,952,807	1,950,948	1,949,093	1,947,238	1,945,385	1,943,535	1,941,685	1,939,837	1,937,992	1,936,148	1,934,306
Vacant Space Op Cost	131,638	140,815	280,116	274,789	352,362	346,793	341,694	336,906	406,717	332,689	331,940	333,245	331,389
Savings/Cost/Profit	564,020	546,847	1,699,344	1,648,292	1,588,756	1,525,490	1,457,698	1,392,011	1,310,019	1,341,722	1,261,482	1,253,936	1,189,682

Psych Contract 775K/year PC - 519K, 600K for Specialty care

Recurring Savings													
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Costs

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
New Construction	0	1,256,182	0	3,351,634	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	353,571	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	193,321	0	0	0	0	0	165,163	0	0	105,682	0	532,327	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0
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Receiving Facility 1: Spokane

Recurring Costs													
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Inpatient Op Cost	31,043,128	31,250,119	31,843,222	32,047,203	32,271,318	32,431,407	32,128,191	31,896,657	31,335,096	30,871,518	30,559,420	30,268,955	30,006,844
Outpatient Op Cost	36,632,183	36,217,114	35,958,323	36,401,606	38,026,169	37,970,384	38,025,224	38,013,124	37,783,916	37,526,189	37,215,016	36,898,018	36,565,709
Non Clinical Op Cost	1,238,122	1,236,944	1,235,767	1,234,591	1,233,416	1,232,242	1,231,071	1,229,899	1,228,729	1,227,560	1,226,392	1,225,225	1,224,059
Vacant Space Op Cost	42,310	30,932	29,897	29,088	28,590	28,100	27,619	27,146	26,734	26,742	26,689	26,614	26,478
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0
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Non Recurring Costs

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
New Construction	1,318,645	2,493,375	0	0	3,281,610	0	0	0	0	0	0	0	0
Renovate	0	79,045	77,692	0	0	0	0	0	0	0	0	0	0
Leases	0	0	1,101,216	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0	0	0	0
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Alternative #1

Facility Being Reviewed:

Walla Walla

2017 2018 2019 2020 2021 2022

Recurring Costs

	2017	2018	2019	2020	2021	2022	
Inpatient Op Cost	16,040,537	15,948,378	15,811,860	15,669,372	15,516,958	15,381,027	318,363,302
Outpatient Op Cost	16,497,397	16,340,562	16,138,486	15,945,638	15,738,164	15,516,184	326,148,532
Non Clinical Op Cost	1,932,465	1,930,627	1,928,789	1,926,954	1,925,121	1,923,289	36,857,413
Vacant Space Op Cost	328,884	326,329	323,753	320,201	318,002	118,450	5,676,712
Savings/Cost/Profit	1,173,851	1,162,275	1,111,202	1,058,936	1,009,269	959,479	23,254,311

710,300,270

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0
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0

710,300,270

Non Recurring Costs

	2017	2018	2019	2020	2021	2022	
New Construction	0	0	0	0	0	0	4607816
Renovate	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	353571
Vacant Space Demolition	0	0	0	13,473	0	495,085	1505051

6466438

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0
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0

6466438

Receiving Facility 1: Spokane

Recurring Costs

	2017	2018	2019	2020	2021	2022	
Inpatient Op Cost	29,714,268	29,460,883	29,272,934	29,072,416	28,854,321	28,636,999	582,964,899
Outpatient Op Cost	36,319,933	35,983,248	35,650,952	35,266,363	34,867,097	34,417,442	695,738,010
Non Clinical Op Cost	1,222,895	1,221,731	1,220,568	1,219,407	1,218,247	1,217,088	23,323,953
Vacant Space Op Cost	26,204	26,923	27,562	28,182	28,900	29,639	544,349
Savings/Cost/Profit	0	0	0	0	0	0	0

1,302,571,211

Recurring Savings

Savings/Cost/Profit	0	0	0	0	0	0	0
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0

1,302,571,211

Non Recurring Costs

	2017	2018	2019	2020	2021	2022	
New Construction	0	0	0	0	0	0	7093630
Renovate	0	0	0	0	0	0	156737
Leases	0	0	0	0	0	0	1101216
Vacant Space Demolition	0	0	0	0	0	0	0

8351583

Non Recurring Revenue

Savings/Cost/Profit	0	0	0	0	0	0	0
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0

8351583

Alternative #2

Maintain Inpt psy at Walla

Walla Walla

Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Inpatient Op Cost	20,532,865	20,178,158	19,728,617	19,663,978	19,551,837	19,418,303	19,266,131	19,111,027	18,891,446	18,675,781
Outpatient Op Cost	18,268,374	18,456,254	18,147,472	18,183,439	17,977,566	17,922,264	17,829,085	17,715,977	17,540,379	17,284,923
Non Clinical Op Cost	1,956,528	1,954,666	1,952,807	1,950,948	1,949,093	1,947,238	1,945,385	1,943,535	1,941,685	1,939,837
Vacant Space Op Cost	98,985	109,103	280,116	274,782	352,500	347,176	342,420	337,970	408,562	335,264
Savings/Cost/Profit	564,020	546,847	988,880	958,771	929,579	901,276	873,835	847,229	821,433	796,423

contract adjustment for specialty care 600,000, PC, 519,000

Recurring Savings										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Non Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
New Construction	0	3,461,930	0	3,351,634	0	0	0	0	0	0
Renovate	224,121	0	446,552	0	0	0	0	0	0	0
Leases	353,571	0	0	0	0	0	0	0	0	0
Vacant Space Demolitio	193,321	0	0	0	0	0	165,163	0	0	105,682

Non Recurring Revenue										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Spokane

Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Inpatient Op Cost	31,043,128	31,250,119	31,387,715	31,593,447	31,817,515	31,977,478	31,672,944	31,439,101	30,872,138	30,527,364
Outpatient Op Cost	36,632,183	36,217,114	35,958,323	36,401,606	38,026,169	37,970,384	38,025,224	38,013,124	37,783,916	37,526,189
Non Clinical Op Cost	1,238,122	1,236,944	1,235,767	1,234,591	1,233,416	1,232,242	1,231,071	1,229,899	1,228,729	1,227,560
Vacant Space Op Cost	42,310	40,944	39,738	38,761	38,097	37,444	36,803	36,173	35,606	35,462
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Recurring Savings										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Non Recurring Costs										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
New Construction	1,318,645	2,493,375	0	0	3,281,610	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0	0
Leases	0	0	1,101,216	0	0	0	0	0	0	0
Vacant Space Demolitio	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue										
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0	0

Alternative #2

Walla Walla

Recurring Costs									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	18,467,938	18,269,072	18,107,318	17,974,812	17,847,584	17,719,003	17,586,498	17,443,753	17,318,943
Outpatient Op Cost	17,092,614	16,866,301	16,687,453	16,497,397	16,340,562	16,138,486	15,945,638	15,738,164	15,516,184
Non Clinical Op Cost	1,937,992	1,936,148	1,934,306	1,932,465	1,930,627	1,928,789	1,926,954	1,925,121	1,923,289
Vacant Space Op Cost	335,154	337,041	335,585	333,408	331,152	328,789	325,493	323,541	124,261
Savings/Cost/Profit	772,174	748,664	725,869	703,768	682,340	661,565	641,422	621,893	602,958

Recurring Savings									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Non Recurring Costs									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolitio	0	532,327	0	0	0	0	13,473	0	495,085

Non Recurring Revenue									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Spokane

Recurring Costs									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	30,210,045	29,914,885	29,648,958	29,469,339	29,270,331	29,079,762	28,876,670	28,655,691	28,435,373
Outpatient Op Cost	37,215,016	36,898,018	36,565,709	36,319,933	35,983,248	35,650,952	35,266,363	34,867,097	34,417,442
Non Clinical Op Cost	1,226,392	1,225,225	1,224,059	1,222,895	1,221,731	1,220,568	1,219,407	1,218,247	1,217,088
Vacant Space Op Cost	35,260	35,038	34,758	35,248	36,031	36,514	36,981	37,547	38,138
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Recurring Savings									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Non Recurring Costs									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Construction	0	0	0	0	0	0	0	0	0
Renovate	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0
Vacant Space Demolitio	0	0	0	0	0	0	0	0	0

Non Recurring Revenue									
Savings/Cost/Profit	0	0	0	0	0	0	0	0	0

Alt 2 - rerun 11-20

Facility being Reviewed: Walla Walla

Recurring Costs						
	2004	2005	2006	2007	2008	2009
Inpatient Op Cost	19,009,821	18,656,941	18,806,940	18,743,189	18,631,768	18,498,855
Outpatient Op Cost	18,268,374	18,456,254	18,147,472	18,183,439	17,977,566	17,922,264
Non Clinical Op Cost	1,956,528	1,954,666	1,952,807	1,950,948	1,949,093	1,947,238
Vacant Space Op Cost	154,469	163,255	277,680	272,381	350,147	344,857
Savings/Cost/Profit	564,020	546,847	988,880	958,771	929,579	901,276

Recurring Savings						
Savings/Cost/Profit	0	0	0	0	0	0

Non Recurring Costs						
	2004	2005	2006	2007	2008	2009
New Construction	0	1,256,182	0	3,351,634	0	0
Renovate	0	0	0	0	0	0
Leases	353,571	0	0	0	0	0
Vacant Space Demolition	159,934	0	0	0	0	0

Non Recurring Revenue						
Savings/Cost/Profit	0	0	0	0	0	0

Receiving Facility 1: Spokane

Recurring Costs						
	2004	2005	2006	2007	2008	2009
Inpatient Op Cost	31,043,128	31,250,119	31,387,715	31,593,447	31,817,515	31,977,478
Outpatient Op Cost	36,632,183	36,217,114	35,958,323	36,401,606	38,026,169	37,970,384
Non Clinical Op Cost	1,238,122	1,236,944	1,235,767	1,234,591	1,233,416	1,232,242
Vacant Space Op Cost	42,310	40,944	39,738	38,761	38,097	37,444
Savings/Cost/Profit	0	0	0	0	0	0

Recurring Savings						
Savings/Cost/Profit	0	0	0	0	0	0

Non Recurring Costs						
	2004	2005	2006	2007	2008	2009
New Construction	1,318,645	2,493,375	0	0	3,281,610	0
Renovate	0	0	0	0	0	0
Leases	0	0	1,101,216	0	0	0
Vacant Space Demolition	0	0	0	0	0	0

Non Recurring Revenue						
Savings/Cost/Profit	0	0	0	0	0	0

2010	2011	2012	2013	2014	2015	2016	2017
18,347,180	18,192,564	17,972,971	17,757,318	17,549,564	17,350,834	17,189,402	17,057,285
17,829,085	17,715,977	17,540,379	17,284,923	17,092,614	16,866,301	16,687,453	16,497,397
1,945,385	1,943,535	1,941,685	1,939,837	1,937,992	1,936,148	1,934,306	1,932,465
340,141	335,736	406,366	333,106	333,033	334,956	333,536	331,394
873,835	847,229	821,433	796,423	772,174	748,664	725,869	703,768

0	0	0	0	0	0	0	0
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2010	2011	2012	2013	2014	2015	2016	2017
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
165,163	0	0	105,682	0	532,327	0	0

0	0	0	0	0	0	0	0
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2010	2011	2012	2013	2014	2015	2016	2017
31,672,944	31,439,101	30,872,138	30,527,364	30,210,045	29,914,885	29,648,958	29,469,339
38,025,224	38,013,124	37,783,916	37,526,189	37,215,016	36,898,018	36,565,709	36,319,933
1,231,071	1,229,899	1,228,729	1,227,560	1,226,392	1,225,225	1,224,059	1,222,895
36,803	36,173	35,606	35,462	35,260	35,038	34,758	35,248
0	0	0	0	0	0	0	0

0	0	0	0	0	0	0	0
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2010	2011	2012	2013	2014	2015	2016	2017
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0

0	0	0	0	0	0	0	0
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2018	2019	2020	2021	2022
16,930,468	16,802,396	16,670,325	15,666,036	15,536,297
16,340,562	16,138,486	15,945,638	15,738,164	15,516,184
1,930,627	1,928,789	1,926,954	1,925,121	1,923,289
329,173	326,838	323,581	321,656	122,413
682,340	661,565	641,422	621,893	602,958

335,370,154
326,148,532
36,857,413
5,734,718
14,388,946
718,499,763

0	0	0	0	0
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0
718,499,763

2018	2019	2020	2021	2022
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	13,473	0	495,085

4607816
0
353571
1471664
6433051

0	0	0	0	0
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0
6433051

2018	2019	2020	2021	2022
29,270,331	29,079,762	28,876,670	28,655,691	28,435,373
35,983,248	35,650,952	35,266,363	34,867,097	34,417,442
1,221,731	1,220,568	1,219,407	1,218,247	1,217,088
36,031	36,514	36,981	37,547	38,138
0	0	0	0	0

577,142,003
695,738,010
23,323,953
706,853
0
1,296,910,819

0	0	0	0	0
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0
1,296,910,819

2018	2019	2020	2021	2022
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

7,093,630
0
1,101,216
0
8,194,846

0	0	0	0	0
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0
8,194,846

Step 6, Capital Cost

New Run 11/03

Capital Costs Summary					
	Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1	New Alt 2
Facility Being Reviewed: Walla Walla					
New Construction	-	\$ 7,867,783	\$ 4,607,816	\$ 4,607,816	4607816
Renovation	-	\$ 0	\$ 0	\$ 0	0
Total	-	7,867,783	4,607,816	4,607,816	7,484,237
Receiving Facility 1: Spokane					
New Construction	-	\$ 7,093,630	\$ 7,093,630	\$ 7,093,630	\$ 7,093,630
Renovation	-	-	\$ 0	\$ 156,737	\$ 0
Total	-	7,093,630	7,093,630	7,250,367	7,093,630
Total		14,961,413	11,701,446	11,858,183	14,577,867

Capital Cost Summary	Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1	Alt 2
Facility Being Reviewed: Walla Walla					
New Construction	0	7,867,783	4,607,816	4,607,816	6,813,564
Renovate	0	0	0	0	686,372
Total	0	7,867,783	4,607,816	4,607,816	7,499,936
Receiving Facility 1: Spokane					
New Construction	0	7,093,630	7,093,630	7,093,630	7,093,630
Renovate	0	0	38,247	0	155,383
Total	0	7,093,630	7,131,877	7,093,630	7,249,013
Grand Total	0	14,961,413	11,739,693	11,701,446	14,748,949

All four scenarios - Market Plan, Contract, Alt 1 and Alt 2 - require that two HVACs be installed. This is an equipment purchase. Installation is at two different locations and would require \$500,000 per HVAC's systems

SUMMARY

New Run 11/03

Capital Cost Detail	Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1	New Alt 2
Facility Being Reviewed: Walla Walla					
New Construction	0	7,867,783	4607816	4607816	4607816
Renovate	0	0	0	0	0
Leases	0	942,855	353571	353571	353571
Vacant Space Demolition	0	1,528,351	1505051	1505051	1471664
Capital Cost for Status Quo	30,381,824	0	0	0	0
Total	\$30,381,824	\$10,338,989	\$6,466,438	\$6,466,438	\$6,433,051
Receiving Facility 1: Spokane					
New Construction	0	7,093,630	7,093,630	7093630	\$ 7,093,630
Renovate	0	0	0	156737	\$ 155,383
Leases	0	1,101,216	1,101,216	1101216	1,101,216
Vacant Space Demolition	0	0	0	0	0
Capital Cost for Status Quo	53,521,162	0	0	0	0
Total	\$53,521,162	\$8,194,846	\$8,194,846	\$8,351,583	\$1,101,216
Grand Total	\$83,902,986	\$18,533,835	\$14,661,284	\$14,818,021	\$7,534,267

All four scenarios - Market Plan, Contract, Alt 1 and Alt 2 - require that two HVACs be installed. This is an equipment purchase. Installation is at two different locations and would require \$500,000 per HVAC's systems

Capital Cost Summary	Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1	Alt 2
Facility Being Reviewed: Walla Walla					
New Construction	0	7,867,783	4,607,816	4,607,816	\$ 6,813,564
Renovate	0	0	0	0	\$ 686,372
Leases	0	942,855	353,571	353,571	353,571
Vacant Space Demolition	0	1,528,351	1,528,351	1,528,351	1,528,351
Capital Cost for Status Quo	30,381,824	0	0	0	0
Total	30,381,824	10,338,989	6,489,738	6,489,738	9,358,558
Receiving Facility 1: Spokane					
New Construction	0	7,093,630	0	7,093,630	\$ 7,093,630
Renovate	0	0	38,247	0	\$ 155,383
Leases	0	1,101,216	7,093,630	1,101,216	1,101,216
Vacant Space Demolition	0	0	0	0	0
Capital Cost for Status Quo	53,521,162	0	0	0	0
Total	53,521,162	8,194,846	7,131,877	8,194,846	8,350,229
Grand Total	83,902,986	18,533,835	13,621,615	14,684,584	17,708,787

All four scenarios - Market Plan, Contract, Alt 1 and Alt 2 - require that two HVACs be installed. This is an equipment purchase. Installation is at two different locations and would require \$500,000 per HVAC's systems

Step 6, Operating Cost Summar

SUMMARY

**Operating
Cost
Summary**

(10-30)

New Run 11/03

Status Quo (Plus capital)	Original Market Plan	100% Contract	Alt 1	Alt 2 retain psy @ Walla Walla
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	Status Quo	Original Market Plan	100% Contract	Alternate 1	New Alternate 2
Facility Being Reviewed: Walla Walla					
Operating Costs	623,401,971	679,085,797	667,995,864	710,300,270	718,499,763
Receiving Facility 1: Spokane					
Operating Costs	1,275,373,051	1,296,910,821	1,296,910,819	1,302,571,211	1,296,910,819
Grand Total	\$1,898,775,022	\$1,975,996,618	\$1,964,906,683	\$2,012,871,481	\$2,015,410,582

In all four scenarios: Market Plan, Contract, Alt 1 and Alt 2 require that two HVACs be installed. This is an equipment purchase. Installation is at two different locations and would require \$500,000 per HVAC's system

OLD NUMBERS

Operating Cost Summary	Status Quo	Original Market Plan	100% Contract	Alt 1	Alt 2 retain psy @ Walla Walla
Walla Walla					
Operating Costs	\$ 623,401,957	\$ 679,085,797	\$ 667,979,931	\$ 710,284,337	\$ 690,310,054
Spokane					
Operating Costs	\$ 1,276,118,406	\$ 1,296,910,820	\$ 1,292,905,732	\$ 1,302,571,211	\$ 1,292,905,732
Grand TOTAL	\$ 1,899,520,363	\$ 1,975,996,617	\$ 1,960,885,663	\$ 2,012,855,548	\$ 1,983,215,786
Grand Total	\$83,902,986	\$18,533,835	\$15,188,272	\$15,189,626	\$17,708,787
Grand Total plus	\$1,983,423,349	\$1,994,530,452	\$1,976,073,935	\$2,028,045,174	\$2,000,924,573

In all four scenarios: Market Plan, Contract, Alt 1 and Alt 2 require that two HVACs be installed. This is an equipment purchase. Installation is at two different locations and would require

Step 6, Life Cycle Costs

SUMMARY

New Run 11/03

Life Cycle Costs

New Run

Life Cycle Costs					
	Status Quo	Original Market Plan	100% Contract	Alternate 1	New Alt 2
Facility Being Reviewed: Walla Walla					
Recurring	\$ 623,401,959	\$ 679,085,797	667,995,864	710,300,270	718,499,763
Non Recurring	\$ 30,381,824	\$ 10,338,989	6,466,438	6,466,438	6,433,051
Total	\$ 653,783,783	\$ 689,424,786	674,462,302	716,766,708	724,932,814
Receiving Facility 1: Spokane					
Recurring	\$ 1,275,373,057	\$ 1,296,910,821	1,296,910,819	1,302,571,211	1,296,910,819
Non Recurring	\$ 53,521,162	\$ 8,194,846	8,194,846	8,351,583	8,194,846
Total	\$ 1,328,894,219	\$ 1,305,105,667	1,305,105,665	1,310,922,794	1,305,105,665
TOTAL	1,982,678,002	1,994,530,453	1,979,567,967	2,027,689,502	2,030,038,479

Monday October 27 Run

Life Cycle Costs				
	Status Quo	Original Market Plan	100% Contract	Alternate 1
Facility Being Reviewed: Walla Walla				
Recurring	\$ 623,401,959	\$ 679,085,797	\$ 645,239,780	\$ 688,044,779
Non Recurring	\$ 30,381,824	\$ 10,338,989	\$ 6,466,438	\$ 6,466,438
Total	\$ 653,783,783	\$ 689,424,786	\$ 651,706,218	\$ 694,511,217
Receiving Facility 1: Spokane				
Recurring	\$ 1,275,373,057	\$ 1,296,910,821	\$ 1,291,376,833	\$ 1,301,192,380
Non Recurring	\$ 53,521,162	\$ 8,194,846	\$ 8,350,229	\$ 8,351,583
Total	\$ 1,328,894,219	\$ 1,305,105,667	\$ 1,299,727,062	\$ 1,309,543,963
	1,982,678,002	1,994,530,453	1,951,433,280	2,004,055,180

Step 6, Net Present Value

SUMMARY

New Run 11/20

NPV					
	Status Quo	Original Market Plan	100% Contract	Alternate 1	New Alternate 2
Facility Being Reviewed: Walla Walla					
Recurring	-	\$ -49,374,139	\$ -44,593,893	\$ -86,898,299	-\$95,097,804
Non Recurring	-	\$ 20,042,835	\$ 23,915,386	\$ 23,915,386	\$23,948,773
Total	-	\$ -29,331,304	\$ -20,678,507	\$ -62,982,913	-\$71,149,031
Receiving Facility 1: Spokane					
Recurring	-	\$ -21,537,770	\$ -21,537,768	\$ -27,198,160	\$ -21,537,768
Non Recurring	-	\$ 45,326,316	\$ 45,326,316	\$ 45,169,579	\$ 45,326,316
Total	-	\$ 23,788,546	\$ 23,788,548	\$ 17,971,419	\$ 23,788,548
		19,283,463	3,110,041	-45,011,494	-70,579,773

Monday Run October 25

NPV					
	Status Quo	Original Market Plan	100% Contract	Alternate 1	Alternate 2
Facility Being Reviewed: Walla Walla					
Recurring	-	\$ -49,374,151	\$ -21,837,821	\$ -64,642,820	\$ -115,407,298
Non Recurring	-	\$ 20,042,835	\$ 23,915,386	\$ 23,915,386	\$ 21,038,965
Total	-	\$ -29,331,316	\$ 2,077,565	\$ -40,727,434	\$ -94,368,333
Receiving Facility 1: Spokane					
Recurring	-	\$ -21,537,764	\$ -16,003,776	\$ -25,819,323	\$ -17,532,675
Non Recurring	-	\$ 45,326,316	\$ 45,170,933	\$ 45,169,579	\$ 45,170,933
Total	-	\$ 23,788,552	\$ 29,167,157	\$ 19,350,256	\$ 27,638,258
		19,283,463	30,889,050	-21,384,545	-66,730,075

Error on contract was an IBM calculation error, which was corrected

Step 6, Net Present Value

NAME OF FACILITY BEING STUDIED

Preferred alternative description and rationale:					
	Status Quo	Original Market Plan	100% Contract	Alternate # 1	Alternate # 2
Short Description:		Construct new nursing home	Contract nursing home in communities	Lease space in community. VA staff; purchase food services;	
Total Construction Costs from construction detail sheet	83,902,986	18,533,835	14,661,284	14,818,021	7,534,267
Life Cycle Costs	1,982,678,002	1,994,530,453	1,979,567,967	2,027,689,502	2,030,038,479
Impact on Access		Minimal; 70% of patients in 2003, are within 70 miles of VAMC	Patients would be placed within community where lives	Minimal; 70% of patients in 2003, are within 70 miles of VAMC	
Impact on Quality			None. Community nursing homes use RAI/MDS	No change	
Impact on Staffing & Community			Closure of NHCU and other inpatient areas results in major reduction in staff needed.	Able to retain some staff in, primarily clinical, nurses, nursing assistants.	
Impact on Research and Education			NA	NA	
Optimizing Use of Resources					
Support other Missions of VA					
Other significant considerations					